

Zoning Text Amendment No.: 17-04  
Concerning: Country Inn – Standards  
Draft No. & Date: 2 – 6/14/17  
Introduced: June 27, 2017  
Public Hearing:  
Adopted:  
Effective:  
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF THE  
MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN MONTGOMERY  
COUNTY, MARYLAND**

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Lead Sponsors: Councilmembers Elrich and Hucker  
Co-Sponsors: Council President Berliner and Councilmembers Katz, Rice,  
Leventhal, and Riemer

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**AN AMENDMENT** to the Montgomery County Zoning Ordinance to:

- Revise the standards for allowing a Country Inn as a conditional use in the R-200 zone; and
- Generally amend the standards for a Country Inn

By amending the following section of the Montgomery County Zoning Ordinance,  
Chapter 59 of the Montgomery County Code:

Division 3.5.           “Commercial Uses”  
Section 3.5.3.A.       “Country Inn”

**EXPLANATION:** ***Boldface** indicates a Heading or a defined term.*  
*Underlining indicates text that is added to existing law by the original text amendment.*  
*[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.*  
*Double underlining indicates text that is added to the text amendment by amendment.*  
*[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.*  
*\* \* \* indicates existing law unaffected by the text amendment.*

## *ORDINANCE*

*The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:*

**Sec. 1. Division 59-3.5 is amended as follows:**

**Division 3.5. Commercial Uses**

\* \* \*

**Section 3.5.3. Eating and Drinking**

**A. Country Inn**

**1. Defined**

Country Inn means an establishment for dining in a rural area that may include a maximum of 12 overnight guest rooms and the following subordinate uses: rural antique shop; handicrafts or art sales; equestrian-related retail sales and service; and recreational facilities primarily for the use of guests.

**2. Use Standards**

a. Where a Country Inn is allowed as a limited use, it must satisfy the following standards:

- i. The property on which the use is located must have been in the Country Inn zone and be the subject of an approved development plan or development plan amendment before October 30, 2014, and must satisfy the development plan and any associated binding element

or covenant applicable to the property as of October 29,  
2014.

ii. A conditional use application for a Country Inn may be  
filed with the Hearing Examiner if this use standard [can  
not] cannot be met.

b. Where a Country Inn is not legally existing before October 30,  
2014, it may be allowed as a conditional use by the Hearing  
Examiner under Section 7.3.1, Conditional Use and the  
following standards:

i. The minimum lot area is 2 acres, or a lesser area if a  
master plan recommends a lesser area.

ii. The maximum coverage is 10%.

iii. A minimum of 50% of the lot must be open space.

iv. The minimum setback from any street is 50 feet. The  
minimum setback from any other lot line is 75 feet.

v. In the R-200 zone, the proposed site must have at least  
one property line abutting R, RC, RNC, or AR zoned  
property and the abutting property zoned R, RC, RNC, or  
AR must be at least 2 acres in size.

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40           **Sec. 2. Effective date.** This ordinance becomes effective 20 days after the  
41   date of Council adoption.

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43   This is a correct copy of Council action.

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46   Linda M. Lauer, Clerk of the Council